

Glenwood Neighborhood Plan Implementation Tracker			
Identified Issues	Intermediate Term Implementation Actions (3 to 5 years)	Implementer(s)	Status / Notes
8.1 - HOUSING			
8.1.A - Home Ownership and Owner-Occupancy			
The rates of home ownership and owner-occupancy and current rental tenants transitioning to home-owners should be increased.	Investigate innovative options for increasing home ownership, such as shared-equity mortgages, sweat-equity programs, student design-build projects, and pursue as appropriate.	GGNA, PCD	
	Initiate a marketing campaign for the neighborhood by compiling a list of individuals interested in buying a home in Glenwood and real estate agents who have most experience in, and knowledge of Glenwood.	GGNA	GGNA listserve fulfills part of this function.
	Investigate possibility of offering a 203 (k) purchase/rehabilitation program, and implement as appropriate.	PCD	Several commercial lenders in Guilford County can originate 203(k) loans.
	Investigate ways to provide incentives for landlords to offer rent-to-own options, and pursue as appropriate.	PCD	
	Investigate options for establishing a renovate-to-own program and pursue as appropriate.	PCD	
Many elderly owner-occupants are aging out of homes.	See Short Term and Long Term Recommendations		
Recent increase in home mortgage foreclosures is likely to reduce homeownership rates.	Work with local financial institutions to offer workshops on home-owner financial management.	GGNA, PCD	
Current affordability of housing in Glenwood should be maintained.	Investigate innovative options for increasing home ownership, such as shared-equity mortgages, sweat-equity programs, student design-build projects, and pursue as appropriate.	GGNA, PCD	
	Investigate possibility of offering a down payment assistance program and implement as appropriate.	PCD	Downpayment assistance program not currently funded.
8.1.B - Housing Stock Conditions			
Homes and buildings of historic or architectural significance need better protection, maintenance, and/or restoration.	As appropriate, pursue National Register of Historic Places nomination for eligible structures or areas, so they qualify for applicable tax credits.	GGNA, homeowners	
	Explore feasibility of establishing Local Historic District to protect important sites and structures, and pursue as appropriate.	GGNA, PCD	
	Educate developers on the value of retaining/re-using existing structures that help define context of built-environment.	PCD	
Retain current variety of housing stock.	Based on Housing Market Study, develop strategies and priorities for homes or blocks that are important to protect and those that are appropriate to replace or convert.	GGNA, PCD	
	Educate developers on the value of retaining/re-using existing structures that help define context of built-environment.	PCD	
Large number of small older single family homes in less marketable configurations, and in poor condition.	Develop a pattern book for remodeling home types found in Glenwood.	PCD, GGNA	
	Investigate potential incentives to offer for use of pattern book in remodeling and additions, such as: tax abatements on value of work based on pattern book, free or low-cost design assistance through university programs, required use for non-conforming lots, etc., and implement as appropriate.	PCD	
	Work with developers and homeowners through rezoning, site plan and subdivision processes to convert homes in salvageable condition to more modern configurations.	PCD, GGNA	
	Develop a marketing strategy for such homes that deals with Glenwood's urban character, UNCG's influence, the ownership entry market, older home repair & maintenance, and other issues.	GGNA, PCD	

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Design features and construction quality of some new development is incompatible with the context of its surroundings.	Where appropriate, assist property owners in petitioning for NCO designation.	GGNA	
	Implementation of LDO will include context-based standards for infill development, for specific areas of the City.	PCD	LDO adopted 06/15/10, implementation under way.
	Encourage developers to consult with the City's Urban Designer early in the development process, to promote quality context-sensitive designs.	PCD, GGNA	Urban Designer position discontinued.
Increased investment in maintenance and upgrades of some renter- and owner- occupied housing units would help to build personal wealth and enhance capital value throughout the neighborhood.	Enlist assistance from home improvement suppliers to conduct home repair, maintenance and renovation clinics.	GGNA, GNC	
	Periodically conduct inventory of home and yard maintenance problems, to report to LOE.	GGNA	See-Click-Fix receiving significant reporting activity.
	Consider establishing a Community Maintenance Program or Collaborative.	GGNA	
	Develop a pattern book for remodeling home types found in Glenwood.	PCD, GGNA	
	Investigate potential incentives to offer for use of pattern book in remodeling and additions, such as: tax abatements on value of work based on pattern book, free or low-cost design assistance through university programs, required use for non-conforming lots, etc., and implement as appropriate.	PCD	
	Work with developers and homeowners through rezoning, site plan and subdivision processes to convert homes in salvageable condition to more modern configurations.	PCD, GGNA	
	Develop a marketing strategy for such homes that deals with Glenwood's urban character, UNCG's influence, the ownership entry market, older home repair & maintenance, and other issues.	GGNA, PCD	
Improved maintenance of yards and landscaping would be beneficial.	Enlist assistance from home improvement suppliers or landscapers to conduct landscaping or yard maintenance clinics.	GGNA, GNC	
	Periodically conduct inventory of home and yard maintenance problems, to report to LOE.	GGNA	See-Click-Fix receiving significant reporting activity.
8.1.C - Other Housing Issues			
Improved screening of tenants by landlords would be beneficial.	Revoke landlord business licenses for repeated criminal activity by tenants, as appropriate.	FAS	
Homelessness and homeless camps in the neighborhood reveal need for greater range of housing options and housing assistance.	Continue to support implementation of Ten-Year Plan to End Chronic Homelessness.	PCD, GTFH	Ongoing
8.2 - LAND USE AND ZONING			
8.2.A - Infill Development			
Numerous small vacant lots present throughout the neighborhood are often poorly maintained, but offer opportunities for infill development [see Map 4 – Current Land Use].	Implementation of LDO will include context-based standards for infill development, for specific areas of the City.	PCD, GGNA	LDO adopted 06/15/10, implementation under way.
	Encourage developers to consult with the City's Urban Designer early in the development process, to promote quality context-sensitive designs.	PCD, GGNA	Urban Designer position discontinued.
There are several large undeveloped parcels in the neighborhood, which could have significant impacts on adjoining properties and overall neighborhood [see Map 4 – Current Land Use].	See Short Term and Long Term Recommendations		

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<b>8.2.B - Land Use Compatibility</b>			
Land uses along West Lee Street are anticipated to undergo significant changes as a result of UNCG planned expansion, the HPR/WLS Corridor Study, and the South Elm Street Redevelopment project.	Encourage compatible developments along West Lee Street and adjacent blocks, as appropriate to meet needs of UNCG student housing, commercial, office, institutional, and limited industrial sectors.	GGNA, UNCG, PCD	UNCG Spartan Village Campus Expansion project began preliminary inquiries with GGNA in Spring 2010. PCD facilitated joint UNCG/GGNA design workshops in Fall 2010. PCD collaborated with UNCG & GGNA to develop Phase I MOU, approved Fall 2011. UNCG rezoning & GFLUM amendment approved Fall 2011. PCD, Housing Greensboro, & Preservation Greensboro collaborated to relocate & preserve several homes from Spartan Village area, and salvage 22 tons of architectural materials. Phase I construction began Spring 2012; expected completion by Fall 2013.
As revitalization of the Grove Street commercial corridor progresses, existing single family homes may become less compatible with changed character of street.	Include in the pattern book, concepts for conversion of existing houses to retail/office use and live-work units.	PCD, GGNA	
Growth of the UNCG campus may create impacts on the neighborhood in the form of increased traffic volumes, demand for rental housing marketed to students, etc.	Encourage placement along West Lee Street and adjacent blocks, as development of apartments marketed to students occurs.	GGNA, UNCG, PCD	In Progress
	Collaborate to quantify scale of impacts and identify appropriate solutions.	GDOT, UNCG, GGNA	
	Collaborate to encourage UNCG and Coliseum to create more shared parking solutions.	GDOT, GGNA	
The traffic characteristics and mix of other land uses along Freeman Mill Road, especially along the southern boundary of Glenwood may ultimately be incompatible with the existing single family homes.	See Short Term and Long Term Recommendations		
<b>8.2.C - Land Use Transitions</b>			
The current zoning for some areas in the neighborhood [as shown in Map 5 – Current Zoning] is not consistent with current land use [as shown in Map 4 – Current Land Use], or expected future land use [as shown in Map 9 – Future Land Use].	Where appropriate, assist property owners in petitioning for NCO designation.	GGNA	
	Collaborate to negotiate re-zoning conditions as development occurs to ensure compatibility with the Glenwood Future Land Use Map.	PCD, GGNA	Ongoing.
Existing land uses need more clearly defined boundaries and transitions, in the form of buffers and appropriate connections.	Investigate options to reduce the severity of conflicts among existing residential and non-residential uses.	GGNA, PCD	Neighborhood has been unsuccessful in requesting enforcement action against users or owner of Khalif Temple site. Neighborhood seeking third party conflict resolution through One Step Further.
	Collaborate in preparing new Land Development Ordinance and new Zoning Map, to establish more appropriate zoning district boundaries.	GGNA, PCD	LDO adopted 06/15/10, implementation under way.
Greensboro Coliseum Complex may create impacts on the neighborhood in the form of overflow on-street parking, and cut-through traffic.	Collaborate to encourage UNCG and Coliseum to create more shared parking solutions.	GDOT, GGNA	
	Support implementation of Coliseum Activity Center Plan.	PCD, GGNA	White Oak Amphitheatre, ACC Hall of Fame, and Greensboro Aquatics Center constructed.

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<b>8.3 - TRANSPORTATION</b>			
<b>8.3.A - Bicycle and Pedestrian Network</b>			
Many sidewalks are in poor condition.	Continue to identify and repair damaged sidewalks, as funding and other resources permit.	GGNA, FOD	See-Click-Fix receiving significant reporting activity.
Sufficient bicycle parking facilities are not available.	Continue to install new bicycle racks at identified locations as funding permits.	GDOT, FOD	
Glenwood lacks sufficient pedestrian and bicycle access to neighborhood-serving businesses.	Install proposed sidewalk links and pedestrian crossing improvements as shown in the BiPed Plan, as funding permits.	GDOT, FOD	Sidewalk installation planned for both sides of Lovett St from W Florida St to Freeman Mill Rd.
	Explore feasibility of establishing Pedestrian Scale Overlay zoning for Grove Street corridor and implement as appropriate.	GGNA, PCD, GDOT	
Current pedestrian network lacks sufficient connectivity, especially on east-west streets.	Implement recommendations of Safe Routes To School pilot study for Peck Elementary School.	GDOT, GCS, BIG	
	Install proposed sidewalk links and pedestrian crossing improvements as shown in the BiPed Plan, as funding permits.	GDOT, BIG	Sidewalk installation planned for both sides of Lovett St from W Florida St to Freeman Mill Rd.
Bicycle and pedestrian connectivity along and across West Lee Street to UNCG needs improvement.	Investigate possibility of installing bicycle lanes on South Aycock Street.	GDOT, BIG, GGNA	
	Encourage residents and property owners to support additional funding for bicycle and pedestrian improvements.	GGNA, BIG	
	Implement bicycle and pedestrian recommendations of the HPR/WLS Corridor Study.	PCD, GDOT	Implementation timeline of the Gateway Corridor Plan streetscape recommendations for Freeman Mill Rd to Coliseum Blvd section dependent on funding availability. Some improvements will be installed at Glenwood Ave / W Lee St intersection in conjunction with UNCG bike/ped underpass construction currently under way.
Wheelchair ramps are absent at many pedestrian street-crossing points.	Install needed wheelchair ramps as appropriate.	FOD	
Pavement conditions on many streets may be hazardous for bicycling.	Ensure that street resurfacing and repair projects result in a smooth, even pavement surface that is safe and comfortable for bicyclists, wheelchair users, and others.	E&I, FOD	
A safe bicycle and pedestrian connection to the proposed Downtown Greenway is needed.	Implement appropriate connections as Greenway construction proceeds.	AGSO, GDOT, P&R, GC	Possible future sale of J C Price School site by Greensboro College may provide opportunity for connection of Downtown Greenway to Haywood St / Whittington St.
<b>8.3.B - Traffic Safety</b>			
Traffic volume and speed on South Aycock Street, Lovett Street, and West Lee Street may lead to hazardous conditions.	Implement recommendations of HPR/WLS Corridor Study with respect to traffic volume, speed, and safety.	GDOT, GTA, GPD, PCD, UNCG	
Traffic control measures in use at some intersections may contribute to hazardous conditions.	Implement intersection improvement recommendations of HPR/WLS Corridor Study.	GDOT, PCD	
<b>8.4 - OTHER INFRASTRUCTURE</b>			
<b>8.4.A - Street Conditions</b>			
The streetscape of many streets in Glenwood present a visually uninviting environment.	Identify streets/blocks that could benefit from streetscape improvements, and develop prioritized list of desired features.	GGNA	
	Identify additional funding sources for streetscape improvements.	GDOT, GGNA, PCD	

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Street lighting at some locations is less than desirable, leading to increased potential for crime and perceptions of crime.	See Short Term and Long Term Recommendations		
Existing granite curbs and brick gutters should be preserved.	See Short Term and Long Term Recommendations		
Overhead power and telephone lines create visually uninviting environment.	Collaborate to ensure underground placement of utilities for any new development projects in Glenwood.	PCD, GGNA, DEC	LDO adopted 06/15/10, implementation under way, requires underground placement for new utility lines.
8.4.B - Drainage and Streams			
Some stream buffers and drainage easements are poorly maintained, and lead to uncertainty about their ownership.	See Short Term and Long Term Recommendations		
Flooding and drainage problems may occur periodically in some areas.	Collaborate to identify long-term strategies to address problem locations.	WRD, FOD, GGNA	
8.4.C - Age of System			
In general, the neighborhood is served by aging, low-capacity water and sewer lines of unknown condition.	Conduct inventory and needs assessment of existing infrastructure systems, and add identified projects to CIP.	E&I, WRD, GDOT	Ongoing.
	Investigate options for providing lateral line replacement assistance for property owners, especially those in greatest need, and pursue as appropriate.	E&I, WRD, GDOT	
8.5 - NEIGHBORHOOD FABRIC AND CULTURE			
8.5.A - Participation in Neighborhood Affairs			
Some populations of residents within Glenwood [whether demographic, geographic, linguistic, or socio-economic] are under-represented as participants in neighborhood affairs.	Assist GGNA in creating a "Telephone Tree" to use in distributing important information among the neighborhood, and promote increased interaction.	GNC	
	Work with Multicultural Services Coordinator of the Glenwood Library to develop strategies for reaching under-represented populations.	GGNA	
Non-resident owners of property within Glenwood are under-represented as participants in neighborhood affairs.	See Short Term and Long Term Recommendations		
Greater Glenwood Neighborhood Association aims to improve its capacity to effect positive change on a broad scale within the neighborhood.	Investigate options for establishing a means of cultivating leadership and ability to access available resources, among neighborhood organizations City-wide, and implement as appropriate.	GNC	
	Develop an organizational strategic plan that GGNA can use to improve its effectiveness in achieving its mission, and implement.	GGNA	
Level of involvement of places of worship in neighborhood affairs, and interaction among clergy, could be improved.	See Short Term and Long Term Recommendations		
8.5.B - Neighborhood Events			
The number and variety of neighborhood events could be increased.	Organize and promote additional events.	GGNA, Churches, others	
Activities programming at neighborhood parks could be increased.	Organize and promote additional events.	GGNA, Churches, others	

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<b>8.5.C - Neighborhood Culture</b>			
Embrace and celebrate Glenwood's current racial, ethnic, socioeconomic, and other diversity.	Organize and promote events that embrace and celebrate diversity.	GGNA, Churches, others	GlenFest continues to be primary cultural celebration.
Eclectic, artistic, diverse character of neighborhood should be maintained.	Explore feasibility of establishing a WiFi network in all or part of the neighborhood and pursue as appropriate.	GGNA	
Glenwood's current public image is not generally positive.	Connect real estate agents who are most knowledgeable of and experienced in Glenwood with interested sellers and buyers in the neighborhood.	GGNA	GGNA listserve fulfills part of this fuction.
	Initiate a marketing campaign for the neighborhood by compiling a list of individuals interested in buying a home in Glenwood and real estate agents who have most experience in, and knowledge of Glenwood.	GGNA	
	Establish a website to showcase Glenwood's assets and provide information.	GGNA	Website operational as of mid-2012.
Not many Glenwood residents are aware of the neighborhood's history.	Identify historic resources and petition for state historic markers at key locations.	GGNA, PCD, PGI	
	Collaborate to include Glenwood among the neighborhood tours sponsored by PGI during annual Preservation Month.	GGNA, PGI	
	As appropriate, pursue National Register of Historic Places nomination for eligible structures or areas, so they qualify for applicable tax credits.	GGNA, homeowners	
	Explore feasibility of establishing Local Historic District to protect important sites and structures, and pursue as appropriate.	GGNA, PCD	
<b>8.6 - PUBLIC SAFETY, SECURITY, &amp; HEALTH</b>			
<b>8.6.A - Crime and Enforcement</b>			
In some situations, criminal activities and methods may require more innovative approach by police.	See Short Term and Long Term Recommendations		
Some sub-standard apartment complexes have reputation for criminal activity.	Revoke landlord business licenses for repeated criminal activity by tenants, as appropriate.	FAS	
The rate of crime and illicit activity, especially related to drugs, prostitution, and property crime, is significantly elevated, particularly in locations such as the Lee Street corridor, the Grove Street corridor, and the Gregory/Union/Silver area.	Investigate reviving "Project Deadbolt," to provide free or reduced rate locks and window pins, and implement as appropriate.	PCD, GPD	
<b>8.6.B - Physical Conditions</b>			
Steelman and Farlow parks are often perceived as dangerous places where criminal activity occurs.	Collaborate to identify and address park features that contribute to perceptions of crime, or that facilitate criminal activity.	GPD, P&R, GGNA	Steelman flashcams submitted in latest round of Neighborhood Small Projects grants. Improvements in park moving forward as P&R bond funded project.
Junk, debris, abandoned vehicles, and unsanitary conditions are present on private property in some areas.	Investigate options for reducing proportion of repeat nuisance violations and vehicle violations and implement as appropriate.	GPD, LOE, GGNA	See-Click-Fix receiving significant reporting activity.
Overgrown vegetation causes hazardous sight obstructions at numerous intersections.	Conduct an inventory of sight obstructions within street right-of-way.	GGNA	



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In most parts of Glenwood inadequate property maintenance and other unwelcome conditions cause perceptions of crime that are often more severe than the actual crime rates.	Investigate options for reducing proportion of repeat nuisance violations and vehicle violations and implement as appropriate.	GPD, PCD, GGNA	See-Click-Fix receiving significant reporting activity.
Many of Glenwood's streams are damaged or significantly altered from their natural, undisturbed state.	Investigate sources of funding for neighborhood stream restoration projects, and pursue as appropriate.	GGNA	
8.7 - DEVELOPMENT AND INVESTMENT			
Increased neighborhood-serving business in the Grove Street commercial corridor and throughout Glenwood would be beneficial.	Continue collaboration in preparing new Land Development Ordinance and new Zoning Map, to establish more appropriate zoning district boundaries.	GGNA, PCD, GDOT	LDO adopted 06/15/10, implementation under way.
	Conduct a market study of the Glenwood Neighborhood with emphasis on elements that will attract/retain owner-occupants and increased capital investment.	PCD, GGNA	A draft Market Study and Strategic Plan for Housing in Glenwood has been produced but needs to be revised to account for the changes in Glenwood resulting from the UNCG campus expansion project, and from the nationwide housing market contraction.
	Inform prospective new businesses of applicable Urban Progress Zones in Glenwood and associated assistance for job creation.	GGNA	Much of Glenwood, including all of the Grove St commercial area, is located within the Greensboro Urban Progress Zone.
Expanded operating hours for neighborhood-serving businesses would be beneficial.	Encourage business owners to extend business hours on selected nights, and/or in conjunction with special neighborhood events.	GGNA	
The variety and number of job opportunities available to Glenwood residents could be improved.	Inform prospective new businesses of applicable Urban Progress Zones in Glenwood and associated assistance for job creation.	GGNA	Much of Glenwood, including all of the Grove St commercial area, is located within the Greensboro Urban Progress Zone.
New investment and development resulting from UNCG planned expansion and the HPR/WLS Corridor Study should proceed with the needs and concerns of Glenwood in mind.	Use involvement in these projects to address concerns about impacts.	GGNA	Development of UNCG's plans and development of the Spartan Village has included strong involvement from GGNA and Glenwood stakeholders.
Current level of adaptive re-use of existing structures for new purposes could be increased.	Educate developers on the value of retaining/re-using existing structures that help define context of built-environment.	PCD	
	As appropriate, pursue National Register of Historic Places nomination for eligible structures or areas, so they qualify for applicable tax credits.	GGNA, homeowners	

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8.8 - PARKS, RECREATION, AND GREEN SPACE			
Protection of the number and health of existing trees in the neighborhood is needed.	Conduct an inventory of existing trees in Glenwood to identify those in greatest need of protection.	PCD, GGNA, GBI	
Number, variety, and condition of parks and recreational facilities could be improved.	Investigate options for conversion of undeveloped southern half of Peck Elementary property to recreational use, possibly through Guilford County Park & School Bond funds, and pursue as appropriate.	P&R, PCD, GCS, GCPR	
	Conduct inventory and condition assessment of parks and other City owned green spaces.	P&R, GGNA	
	Conduct stream restoration in Steelman Park.	WRD, FOD	Steelman flashcams submitted in latest round of Neighborhood Small Projects grants. Improvements in park moving forward as P&R bond funded project.
	Repair damaged pedestrian paths in Steelman Park.	P&R, FOD	Steelman flashcams submitted in latest round of Neighborhood Small Projects grants. Improvements in park moving forward as P&R bond funded project.